



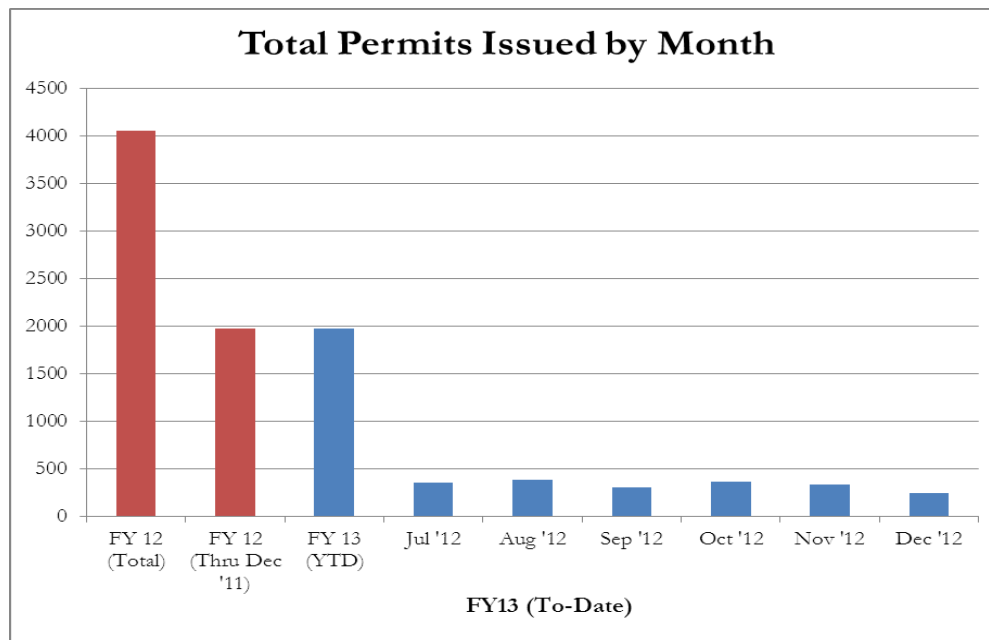
Community Planning and Development Services

Monthly Activity Report (through December 2012)

Building Permits

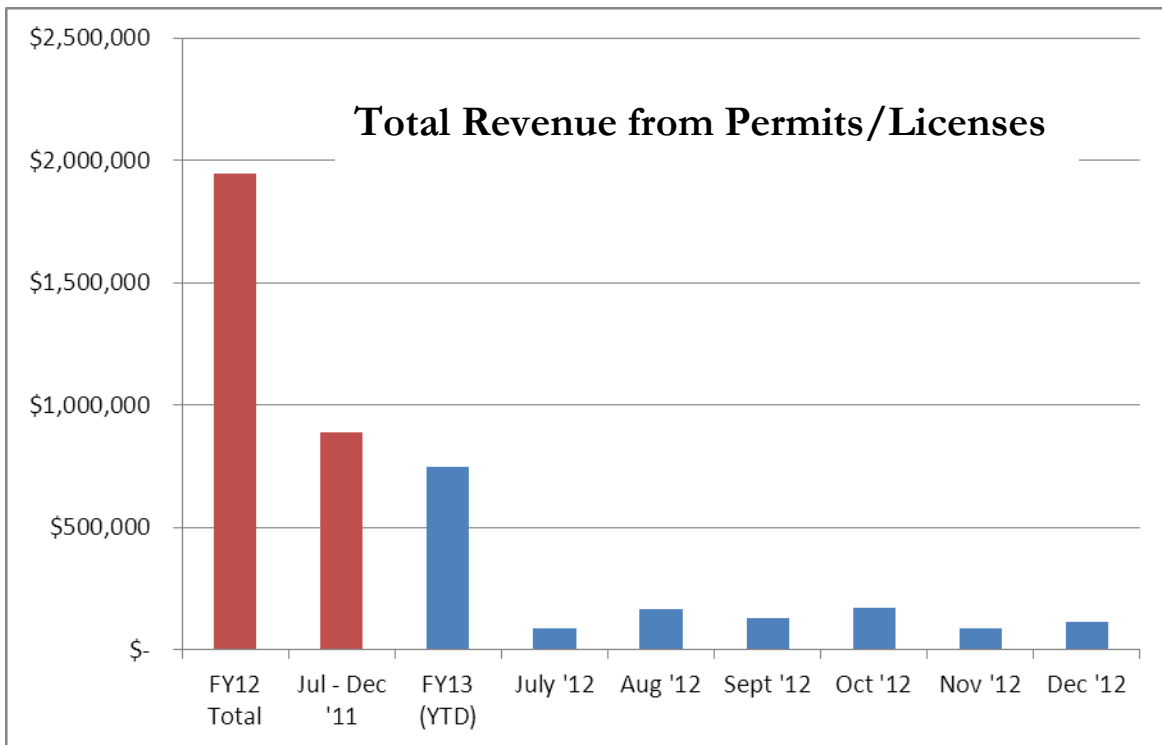
For the first half of this fiscal year, we continue to keep pace with the number of permits issued during the first six months of last fiscal year. However the amount of revenue generated so far through permits is below last year's level.

	FY 12 (Total)	FY 13 (YTD)	Fiscal Year 2013 to date					
			Jul '12	Aug '12	Sep '12	Oct '12	Nov '12	Dec '12
Building Permits								
Residential/Commercial	771	424	59	112	69	83	58	43
Single-family	22	10	0	4	2	0	3	1
Demolition	11	4	0	2	0	1	1	0
Fire Protection	331	172	35	22	28	45	22	20
Mechanical, Electrical, Plumbing	2660	1240	236	218	190	205	230	161
Occupancy								
Residential/Commercial	240	111	17	24	16	27	13	14
Single-family	18	13	2	0	0	3	3	5
Total Permits Issued by Type	4053	1974	349	382	305	364	330	244

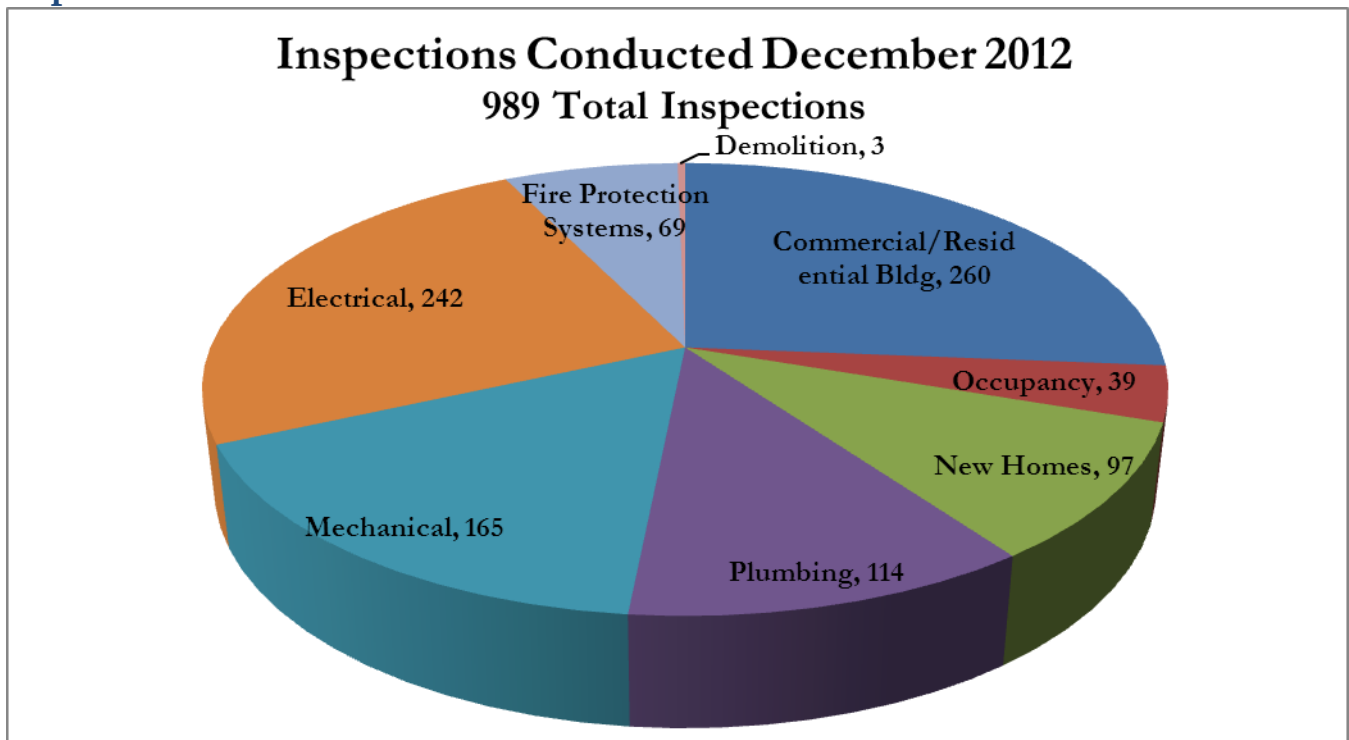


Revenue from Permits

As indicated above, the total number of permits issued is on track with the number issued last year at this point, but as shown below, the amount of revenue generated so far is below last year's figure.



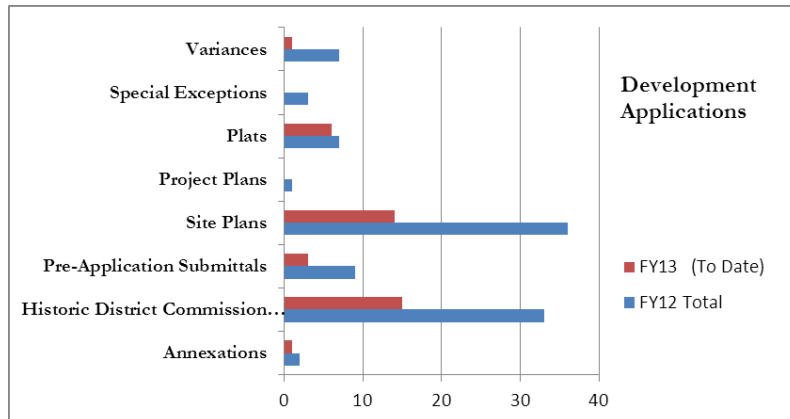
Inspections



Development Review Cases

	FY12 Total	FY13 (To Date)
Annexations	2	1
Historic District Commission cases	33	15
Pre-Application Submittals	9	3
Site Plans	36	14
Project Plans	1	0
Plats	7	6
Special Exceptions	3	0
Variances	7	1
Total	98	40

The tenant improvements for the headquarters of Choice Hotels International, Inc. at 121 Rockville Pike is continuing at a steady pace, and is expected to be complete for them to occupy in April. Also the Duball Project, with the Cambria Suites Hotel by Choice, continues with major site work and excavation (located across from the Regal Cinemas).



Zoning Enforcement

	FY 2012 Total	FY 2013 (To Date)	December 2012
Zoning Violations	107	35	8

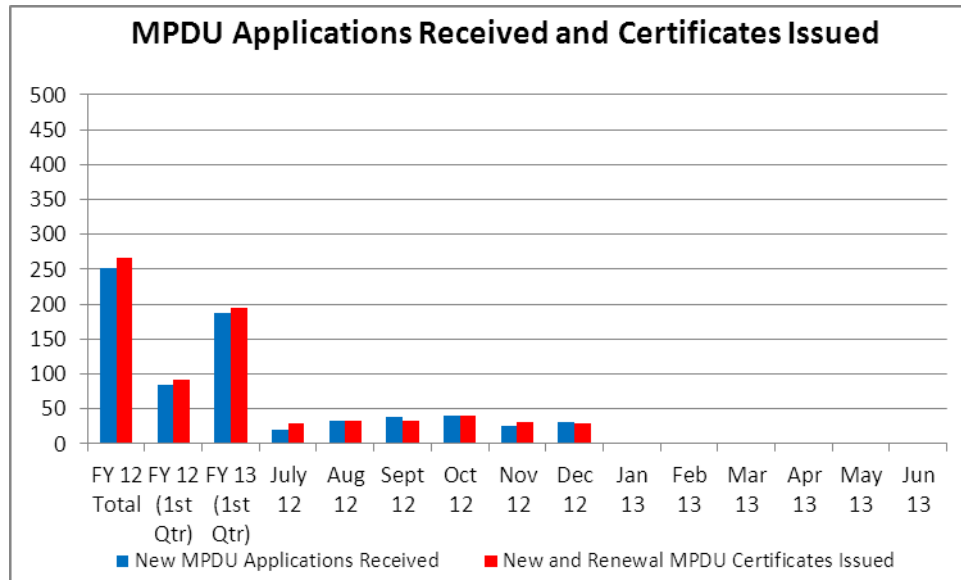
Sign Permit Applications

	FY 2012 Total	FY 2013 (To Date)	December 2012
Sign Permit Applications	222	134	8
Sign Permits Issued	186	153	4
Sign Review Board Cases	13	2	-

Housing and Community Development Block Grant

Moderately Priced Dwelling Units

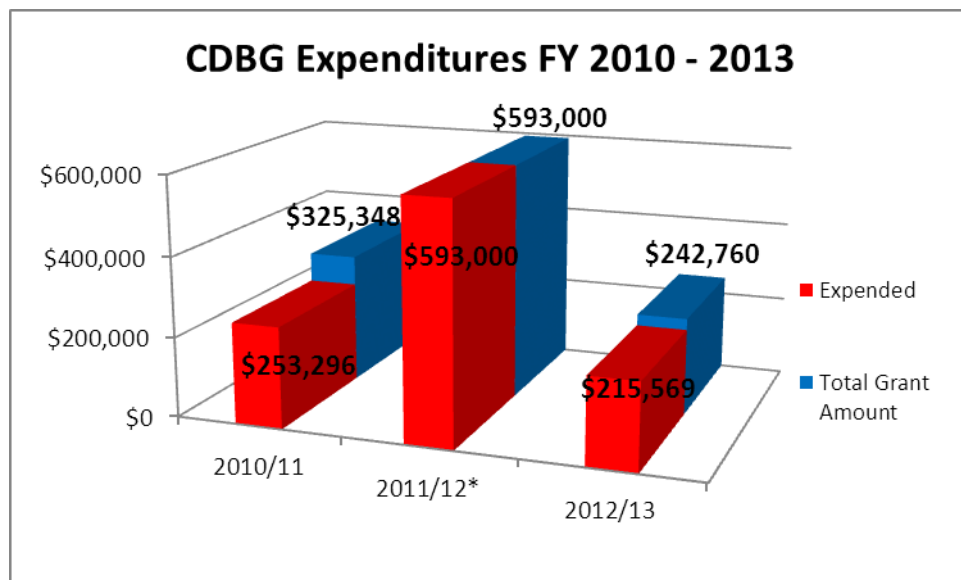
- 35 new MPDUs will become available this summer & fall at The Gables at Upper Rock



* Low and moderate income households apply to the City to be income-qualified for Rockville's MPDUs; receiving a certificate does not guarantee a MPDU will be available.

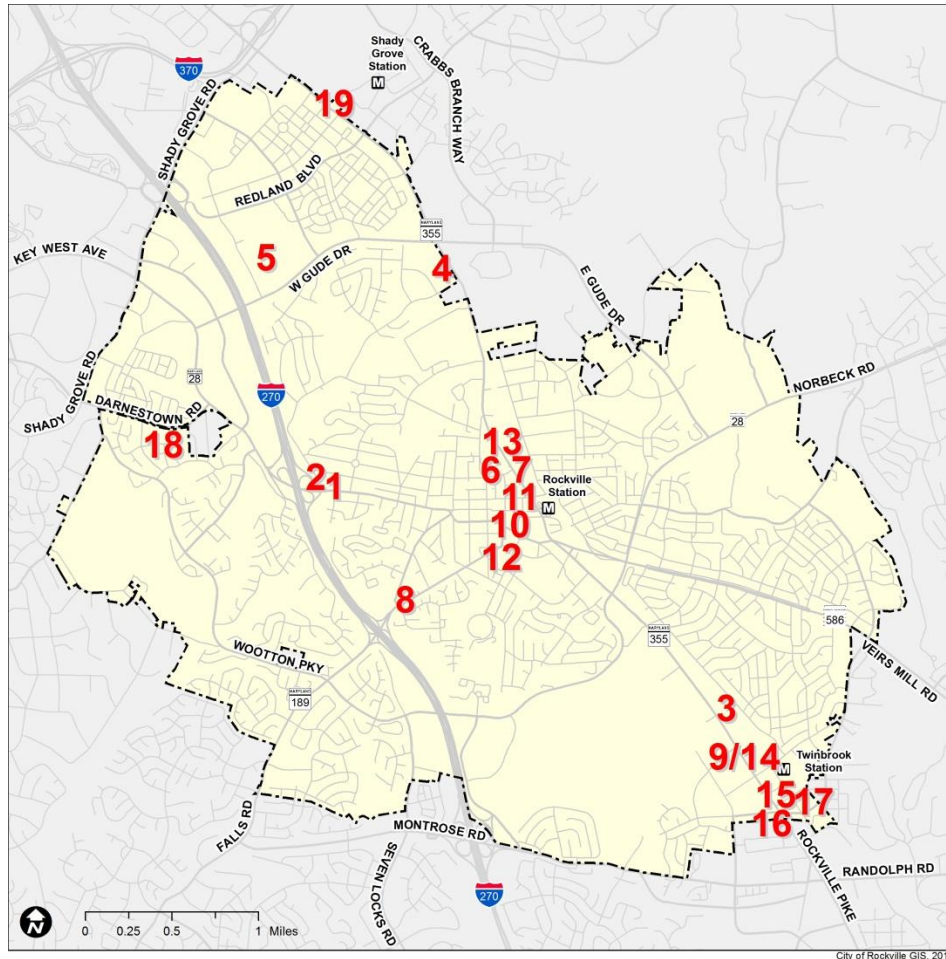
Community Development Block Grant (CDBG)

- Expended 100% of 2011/12 Federal grant funds by the end of March 2012
- Started 2012/13 CDBG activities



* The City received and expended two years of CDBG funding during FY 11/12

Major Development Review Projects around the City



Pre-Applications In Process

1. **727 West Montgomery Avenue (Seventh Day Adventist Church):** Pre-Application submittal for a proposed parking lot expansion at an existing place of worship. File #: PAM2011-00049
2. **731 West Montgomery Avenue (Child Care Center):** Proposed expansion of an existing residential child care center. File #: PAM2013-00056
3. **1450 Rockville Pike (BMW of Rockville):** Proposed consolidation and expansion of the service facility and structured parking. File #: PAM2013-00055
4. **15190 Frederick Road (Auto Zone):** Pre-Application submittal for a proposed new 6,784 square-foot retail store. File #: PAM2011-00048

Major Applications In Review Process

5. **201 W. Gude Drive (PEPCO Service Center):** Proposed exhibit building with ancillary lab and restrooms totaling 1,780 square feet. File #: STP2013-00146
6. **275 N. Washington Street (former Giant Site):** Final Record Plat to create 2 lots out of an existing single lot and Level 1 Site Plan submittal for the development of a 2-story building with a Bank, Office and Retail use.. File #: PLT2013-00522, PLT2013-00524 and STP2013-00145
7. **369 Hungerford Drive (PNC Bank):** Level 1 Site Application for a Proposed Bank Facility with a Drive-Through. File #: STP2013-000135
8. **626 & 628 Great Falls Road (Chinese Jehovah's Witnesses):** Proposed development of a new Place of Worship. File #: STP2012-00114

9. **1592 Rockville Pike (Twinbrook Metroplace):** Site Application implementing Phase I of the approved Project Plan for Twinbrook Metroplace. File #: STP2013-00140

Recently Approved Applications

10. **50 Maryland Avenue (Montgomery County Judicial Center):** 200,000 square-foot addition to the exiting Montgomery County Judicial Center. Approved March 10, 2010 and currently under construction. File #: STP2010-00017
11. **121 Hungerford Drive (Rockville Metro Plaza):** Minor Site Plan amendment to a previously approved Use Permit. Approved April 29, 2011 and currently under construction. File # STP2011-00073
12. **209 Monroe Street (Victory Housing):** 86-unit residential senior living facility with a street closing/abandonment and preliminary subdivision plan to create seven lots. Approved October 27, 2010 and currently under construction. File #: SCA2006-00097, PLT2009-00498, PLT2011-00505, SPX2009-00378 and STP2010-00034
13. **430 Hungerford Drive (Walgreens Drugstore):** Site Plan for a new drugstore in an existing commercial building. Approved March 14, 2012. File #: STP2012-00111
14. **1592 Rockville Pike (Twinbrook Metroplace):** Project Plan for a new mixed-use development comprised of approximately 286,000 square feet of office, retail, restaurant and health club use, a 200-room hotel and 850 multi-family residential units. Approved April 16, 2012. File #: PJT2012-00002
15. **1800 Rockville Pike (Twinbrook West):** Site Plan for a new mixed-use development comprised of approximately 100,000 square feet of retail and restaurant use and 360 multi-family residential units. Approved March 28, 2012. File #: STP2012-00101
16. **1807 Rockville Pike:** New commercial retail center including a bank with drive-through facility. Approved November 9, 2011 and currently under construction. File #: STP2011-00085
17. **1900 Chapman Avenue (Former Syms Site):** A proposed mixed-use development with 667 multi-family residential units and approximately 5,000 square feet of non-residential use. Approved August 8, 2012. File #: STP2012-00112
18. **9200 Darnestown Road (Brightview of Rockville):** Development of a 90-unit assisted living community. Approved May 25, 2011 and currently under construction. File #: SPX2010-00381, STP2011-00066 and PLT2011-00509
19. **15955 Frederick Road (Silverwood/Shady Grove, LLC):** Development of a five-story, 417-unit multi-family residential project on property approved for annexation to the City of Rockville. Approved October 26, 2011. File #: STP2011-00091 and ANX2010-00139

Special Projects

Study Finds Net Gain from New Development

A new study of costs and revenues associated with new development in Rockville has found that new development generally pays for itself, meaning the amount of revenue generated from the property and other taxes tends to exceed the cost of providing services to that new development.

The study, completed by the consulting firm Municipal and Financial Services Group at the request of the Mayor and Council, analyzed several existing, developed sites, and two recently approved but un-built development projects. Mixed use projects, which contain some retail, residential, and office uses, tend to provide a higher positive return than stand-alone residential development, the study found.

For example, the Duball site project that began construction recently on the parking lot in front of the Regal Cinemas in Town Center is expected to generate more than \$195,000 annually for the city once completed.

The full study is available online at www.rockvillemd.gov/government/finance.htm or call the City's Community Planning and Development Services department 240-314-8200 for more information.